

87-776

RECEIVED

1598

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

NATIONAL REGISTER, HISTORY  
& EDUCATION

OCT 13 2000

KY HERITAGE  
COUNCIL

1. Name of Property

NATIONAL PARK SERVICE

historic name

other names/site number Ritte's Corner Historic District, Latonia (Boundary Increase)  
KECT 2, 3, 4, 5, 6, 7, 7.1, 8, 8.1, 9, 10, 10.1, 11

2. Location

street & number 3424, 2426/28, 3433, 3435, 3437/39, 3502, 3506, 3508, 3515, 3520, 3524, 3526, 3530, 3600 &  
3601 Decoursey Avenue and 9 East Southern Avenue & CSX Railroad Property.

city or town Covington

state Kentucky code KY county Kenton code 117 zip code 41015

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination  
request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places  
and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets    does not  
meet the National Register Criteria. I recommend that this property be considered significant    nationally    statewide X locally. (     
See continuation sheet for additional comments.)

David L. Morgan, SHPO and Executive  
Director, Kentucky Heritage Council

11-16-00

Signature of certifying official

Date

Kentucky Heritage Council/State Historic Preservation Office

State or Federal agency and bureau

In my opinion, the property    meets    does not meet the National Register criteria. (    See continuation sheet for additional  
comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

☒ entered in the National Register

   See continuation sheet.

   determined eligible for the National Register

   See continuation sheet.

   determined not eligible for the National Register

   removed from the National Register

   other (explain):

Signature of Keeper

Date of Action

Edson H. Beall

1-4-01

---

## 5. Classification

---

### Ownership of Property (Check as many boxes as apply)

- ☒ private  
☐ public-local  
☒ public-State  
☐ public-Federal

### Category of Property (Check only one box)

- ☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

Contributing	Noncontributing	
13	6	buildings
1		sites
1		structures
		objects
15	6	Total

Number of contributing resources previously listed in the National Register 30

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)  
N/A

---

## 6. Function or Use

---

### Historic Functions

COMMERCE/TRADE	Sub: business
COMMERCE/TRADE	Sub: specialty store
COMMERCE/TRADE	Sub: department store
COMMERCE/TRADE	Sub: restaurant
INDUSTRY	Sub: energy facility
DOMESTIC	Sub: single dwelling
DOMESTIC	Sub: multiple dwelling
DOMESTIC	Sub: secondary structure
TRANSPORTATION	Sub: rail-related
VARIOUS	Sub: garden

### Current Functions

COMMERCE/TRADE	Sub: business
COMMERCE/TRADE	Sub: specialty store
COMMERCE/TRADE	Sub: department store
COMMERCE/TRADE	Sub: restaurant
INDUSTRY	Sub: energy facility
DOMESTIC	Sub: single dwelling
DOMESTIC	Sub: multiple dwelling
DOMESTIC	Sub: secondary structure
TRANSPORTATION	Sub: rail-related
VARIOUS	Sub: parking lot
VACANT/NOT IN USE	

=====

## 7. Description

=====

Architectural Classification (Enter categories from instructions)

**Late Victorian**

**20<sup>th</sup> Century Revival**

Materials (Enter categories from instructions)

foundation	<b>stone</b>
	<b>concrete</b>
roof	<b>asphalt</b>
walls	<b>brick</b>
	<b>stone</b>
	<b>wood</b>
	<b>synthetics</b>

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

=====

## 8 Statement of Significance.

=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- |                                       |  |
|---------------------------------------|--|
| <input checked="" type="checkbox"/> A | Property is associated with events that have made a significant contribution to the broad patterns of our history.   |
| <input type="checkbox"/> B            | Property is associated with the lives of persons significant in our past.  |
| <input checked="" type="checkbox"/> C | Property embodies the distinctive characteristics of a type, period, or method of construction or distinguishable entity whose components lack individual distinction. |
| <input type="checkbox"/> D            | Property has yielded, or is likely to yield information important in prehistory or history.  |

Criteria Considerations (Mark "X" in all the boxes that apply.)

- |                            |  |
|----------------------------|--|
| <input type="checkbox"/> A | owned by a religious institution or used for religious purposes.             |
| <input type="checkbox"/> B | removed from its original location.  |
| <input type="checkbox"/> C | a birthplace or a grave.   |
| <input type="checkbox"/> D | a cemetery.  |
| <input type="checkbox"/> E | a reconstructed building, object, or structure.                              |
| <input type="checkbox"/> F | a commemorative property.  |
| <input type="checkbox"/> G | less than 50 years of age or achieved significance within the past 50 years. |

## Areas of Significance

(Enter categories from instructions)

**COMMERCE**

**TRANSPORTATION**

Period of Significance  
c. 1880-1950

Significant Dates  
1883, 1894, 1939

**Significant Person**

(Complete if Criterion B is marked above) N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

**Narrative Statement of Significance**

(Explain the significance of the property  
on one or more continuation sheets.)

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

- ☐ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☒ Local government  
☐ University  
☐ Other

Name of repository: City of Covington, Kentucky

**10. Geographical Data**

Acreage of Property approximately 10

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	16	716 000	4324 860	3	16	716 120	4325 140
2	16	716 000	4325 070	4	16	716 140	4324 710

☐ See continuation sheet.

Covington Quad

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====

**11. Form Prepared By**

=====

name/title     **Alexandra Kornilowicz-Weldon**

organization   **Preservation Consultant for the City of Covington**

date   **July 28, 2000**

street & number     **738 Madison Avenue**

telephone     **859-292-2163**

city or town             **Covington**     state             **Kentucky**

zip code   **41011**

=====

**Additional Documentation**

=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====

**Property Owner**

=====

(Complete this item at the request of the SHPO or FPO.)

name             **See Continuation Sheet for Owner Information**

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 7**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 1**

=====  
**Description:**

The proposed expansion of the Ritte's Corner National Register District (NR 1987) extends the present north district boundary along Decoursey Avenue northward, terminating on the north property line of 3433 Decoursey Avenue on the west side and the north property line of 3424 Decoursey Avenue on the east side. The expansion also includes one property on the south side of E. Southern Avenue (see Map 5). The expansion area includes nineteen buildings, one site and one structure. Thirteen buildings, one site and one structure have been determined to be contributing resources; one building has been determined to be noncontributing because of drastic modifications, and five buildings have been determined to be noncontributing because they have been built since 1950, these include four commercial buildings and one garage.

**Considerations for evaluating contributing and noncontributing structures within the  
proposed expansion area:**

Individual properties have been determined to be contributing to the proposed district expansion based upon three considerations:

- The resource was present during the period of significance.
- The resource is associated with the commercial/residential history of the district during that period.
- The resource possesses historic integrity.

Six aspects of integrity were examined for each resource. Since no resource has been relocated and its relationship to the street has not been altered, both location and setting aspects remain intact for all of the contributing properties. The other four aspects of integrity applied in evaluating the individual properties were design, materials, feeling and association. Of the nineteen buildings examined, only two, 3520 and 3530 Decoursey Avenue, can be said to be formally designed buildings; the remainder reflect a sampling of more modest vernacular late-nineteenth and early-twentieth century residential and commercial architecture. All of the resources were analyzed in respect to how intact their general form and essential physical features have remained since the period of significance. In assessing the existing district, it is apparent that loss of detail and later additions did not prohibit buildings from having been determined to be contributing. Similar criteria were used in assessing the resources within the proposed expansion area. The aspects of feeling and association were based upon whether or not the resource retained enough physical characteristics to still convey its role as part of a historic commercial street.

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Number 7

Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky

Page 2

=====

3424 Decoursey Avenue (728 Main Street) – one contributing building (KECT 2), one noncontributing building.

This two-story brick storefront building was built by the Dehlinger family c. 1890. The front elevation has three two-over-two double-hung windows on the second floor with a banded limestone lintel and bracketed limestone sills. Built along the sidewalk line, the elaborately detailed metal storefront has a recessed central door flanked by two large glass display windows with transoms. The building has a flat roof with a bracketed metal cornice. The front and north elevations have been painted while the rest of the brick remains unpainted. The building has both a two-story and a one-story wood frame addition at the rear (Photo # 1).

Apparently built by the Dehlingers as rental property, the commercial space has housed a physician's office, a plumber, a confectionery, and for over sixty years, a barbershop, while the upper floor has been used as residential space. The building is still owned by the Dehlinger family and has been determined to be contributing to the district because it has maintained its historic integrity as a relatively intact example of late nineteenth century commercial architecture (design and materials) and well represents the commercial/residential nature of the district (feeling and association).

Behind the building, at the rear alley, is a late twentieth century garage/automotive repair shop that is noncontributing because it was not present during the period of significance.

3426/3428 Decoursey Avenue (732/734 Main Street) – one contributing building (KECT 3).

Even though this building has two street numbers, it is actually one building with several additions. The original structure was an ell-shaped, two-bay, front-gable wood frame with a full width one-story rear addition. The front of the ell was filled in with a one-story commercial addition some time between 1909 and 1936. The building retains its original proportions even though it has undergone several 'modernizations', i.e. the exterior clapboard has been stuccoed, the original canted corner storefront has been clad with late twentieth century materials and some of the second-story windows on the south elevation have been replaced with smaller windows. All of the original two-over-two double-hung wood windows remain on the north and rear elevations as does the original diamond shaped wood attic vent in the front gable end. The original roofline, cornice and chimneys remain (Photos # 2 & 3).

A building is indicated on this site on an 1883 city atlas, however, its configuration differs from the existing structure. The current building was probably built by John Schnorr c. 1891. The Schnorrs resided there and ran a bakery on the premises between 1891 and c.1905; the working

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Number 7

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

Page 3

=====

area of the bakery was probably located in the one-story rear addition. After then, the commercial space was leased as a saloon while John Schnorr continued to reside above until 1913. The corner commercial space, numbered 3428, has been used continuously throughout the twentieth century as a saloon, café and restaurant, and, during the Prohibition, as a soft drink shop. The small commercial space numbered 3426, has often been combined with the corner space but is now leased separately.

3426/28 has been determined to be contributing because it was present during the period of significance and has functioned as a vital part of the commercial district throughout its history. Although later siding and surfacing have somewhat obscured the exterior of the building, most of the historic elements remain intact (design). The one-story front addition dates to the period of significance and reinforces the building's commercial viability during that time, as does the continuing presence of an eating/drinking establishment at the corner since c. 1910 (feeling and association).

3433 Decoursey Avenue – one contributing building (KECT 11).

This one-story, stepped-gable commercial building was built before 1951 by Fred Creamer, who resided next door at 3535 Decoursey Avenue. The front and side elevations are clad in unpainted wire-cut brick with terra cotta coping on the parapets and gable. The large front display windows and centered entry door are mill-finished aluminum with concrete lintel blocks (Photo # 4).

In 1951, Fred Creamer leased the building to George Whitaker, a local delicatessen owner who had operated a deli across the street at 3506 Decoursey. Whitaker started operating Patsy Ann's Deli in 1951 and purchased both the house and the commercial building in 1961. The lot was later subdivided in 1968 when Whitaker sold the house to the current owners and the store to another party. The store has continued as Patsy Ann's Deli to this day.

3533 has been determined to be contributing because it was present during the period of significance and has retained its historic integrity in terms of design, materials, feeling and association.

3435 Decoursey Avenue (735 Main Street) – one contributing building (KECT 4).

This one-and-one-half story, side-gable, wood frame residence has an early-twentieth-century rear-ell extension. A roof extends over the front of the house forming a shallow porch; the same porch is depicted on the 1894 Sanborn Insurance Map. The front elevation has two small one-



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 7**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 4**

---

over-one wood double-hung windows flanking the central entry door on the first floor and an early-twentieth-century dormer with two pairs of two-over-one double-hung wood windows centered in the roof above. At the rear of the house is a porch which connects the ell to the main house; this rear porch has its original wood columns while the front porch columns have been replaced with metal. Part of a late-nineteenth-century iron fence with gate also remains in the front yard. The original windows and doors remain and the exterior has been covered with siding (Photo # 5).

This modest dwelling is probably the oldest structure in the expansion area as well as the only building to have remained solely residential throughout its history. Depicted on the 1883 atlas, the main body of this house was built by Henry Hufnagel sometime between 1867 and 1883. It remained the Hufnagel residence until 1917. After the Hufnagels, the house was the residence of Creamer family from 1920 until 1961, both the front dormer and the rear-ell were probably added by the Creamers. By 1936, Creamer had subdivided the property and a house had been constructed behind 3435 Decoursey, facing Rogers Street. Fred Creamer also constructed a tinner's shop along Rogers Street and operated his business from there (since both the later house and business on Rogers Street have separate deeds and do not front on Decoursey Avenue, they have not been included in the proposed expansion).

3435 Decoursey Avenue has been determined to be contributing because it was present during the period of significance and because it has maintained its function (feeling & association), form and most prominent features (design).

3439 Decoursey Avenue (737/739 Main Street) – one contributing building (KECT 5).

This two-story, front-gable, wood frame structure is T-shaped in plan, with a cross-gable wing bisecting the main body of the building. An original one-story section is located behind the wing and a one-story, mid-twentieth-century addition has been constructed along the front of the structure, replacing the original porches. The building is clad in siding but all of the original one-over-one double-hung wood windows, original doors, cornice and chimneys remain (Photo # 6).

3439 Decoursey Avenue was built as a combination residence/saloon by Scott Hopkins c. 1891. Similar to 3426/28 Decoursey in plan, the corner block of the ell shaped structure along the sidewalks was the commercial space and the setback wing was the family's residential entrance. The building functioned as a saloon until the Prohibition when it became a soft drink establishment. After 1924, the commercial space was leased as a Pentecostal Mission until about

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 7**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 5**

=====

1940. At that time, William Richardson opened a restaurant there, which he ran until the 1960s. Jerry's Café was located there in 1970. The ell was filled in with a one-story commercial space by 1954, probably by William Richardson, and the building continues as a mixed commercial/residential use to this day.

This building has been determined to be contributing because it was present during the period of significance as a vital member of the commercial community (feeling and association). Although the front is partially obscured by a later addition, the building retains its historic form and many of its historic features (design).

3502 Decoursey Avenue (802 Main Street) – one noncontributing building.

Even though this lot was purchased by Alfred Ellis in 1857, this small frame cottage was probably not built until c. 1881, by John Ellis, his son. John Ellis, a carpenter, lived there until about 1898. During that time, 3506 Decoursey Avenue was built on a small portion of the south end of the lot, c. 1895, where Gertrude Ellis (probably John's wife) ran a dry goods/notions shop. In 1898, the lot was subdivided and the corner house was sold to the Knorrs (from 34226/28 Decoursey, across the street) who held it as rental property until 1947. In 1908, the building was leased by a Dr. Joseph Winnes as a home/office and continued in use as two separate spaces, one residential and one commercial, throughout the twentieth century. Remaining rental property to this day, a long succession of tenants has leased the spaces; the longest tenured of which was a shoe repair shop from c. 1930 until the 1950s.

Although present during the period of significance, this building has had several unsympathetic additions, drastically changing its form and layout, and almost all historic features and details have been removed or replaced. Therefore, it has been determined to have lost its historic integrity and is noncontributing (Photo # 7).

3506 Decoursey Avenue (806 Main Street) – one contributing building (KECT 6).

This modest, one-story, wood frame, commercial structure has a shed roof fronted by a wood storefront. The storefront has an ornamental wood cornice with four pairs of decorative brackets, and two large display windows flanking a central entry door. The original clapboard siding has been covered with vertical wood paneling, but is intact beneath the paneling (Photo # 8).

3506 Decoursey Avenue was probably built c. 1895 by Mrs. Gertrude Ellis as a dry goods/notions shop. She sold the property in 1904 to Fred Winscher, a carpenter. Within a year, the Winschers had built 3508 Decoursey immediately to the south, and the two buildings have remained in the family to this day. During the early twentieth century, Delilah Winscher had a barbershop on the

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 7**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 6**

=====  
premises and since then it has been leased to numerous businesses, including a church, a delicatessen and a radio/TV repair shop.

This building has been determined to be contributing because it was present during the period of significance as an active part of the commercial district (feeling and association) and because it has retained its original form and features beneath the wood siding (design).

3508 Decoursey Avenue (808 Main Street) – two contributing buildings (KECT 7 & 7.1).

This two-story, flat-roofed, brick commercial/residential building has a cast iron storefront and a decorative metal cornice. The two-over-two double-hung wood windows have plain limestone lintels and sills on the side and rear elevations and the three front second-story windows have carved lintels and bracketed sills. Two original one-story wood additions remain at the rear of the building, both are clad in vertical wood siding. Since the first floor is currently vacant, the storefront entry and display windows, as well as the other first-floor windows have been temporarily covered with plywood. The south elevation has traces of painted commercial signs; the name John F. Rinder appears at the front roofline, and some other advertisements are still evident. John F. Rinder had a soft drink establishment on the premises during the Prohibition (Photos # 8).

Built in 1904 by Fred and Anna Winscher as a saloon with residential space above, this building has remained in the family to this day. The Winscher/Rinder families continued running a saloon and later a soft drink establishment until the late 1930s when the commercial space was leased to William Richardson for a café. During the 1960s and 1970s the Latonia Nursery and Garden Store was located there. The second floor residential space was occupied by the families until at least the 1970s.

3508 Decoursey has been determined to be contributing because it was present during the period of significance and because it relates to the significance of the commercial district as an intact commercial building (feeling and association). It has also retained its historic integrity because most of its original architectural features remain (design and materials).

At the rear of the property is an early-twentieth-century, concrete block, four-bay garage which has been determined to be contributing because it was also present during the period of significance and retains its historic integrity, i.e. design and materials (Photo # 9).

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 7**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 7**

=====

CSX Railroad and right-of way – 1 contributing structure.

The CSX Railroad property bisects the proposed expansion area and Decoursey Avenue just south of East 35<sup>th</sup> Street. It consists of a single railroad track which runs perpendicular to Decoursey Avenue and a grassy right-of-way along both sides.

Still in operation, the track was originally built as the Louisville Shortline in 1868, by 1883 it was renamed the Louisville, Cincinnati and Lexington Railroad. The location of the track and its right-of-way have remained unchanged since 1868. The railroad track/property has been determined to be a contributing structure because it was present during the period of significance as a vital element of Latonia's commercial district and because it has retained its historic integrity in terms of design, materials, feeling and association (Photo #22).

3515 Decoursey Avenue – 1 noncontributing building, built since 1950 (Photo # 10).

3520 Decoursey Avenue – 2 contributing buildings (KECT 8 & 8.1).

This one-story, flat-roofed brick utility building has a stepped brick parapet with a concrete cap and a concrete foundation. The front elevation has two large window openings that have been filled in with brick, flanking a pair of paneled metal entry doors. Above the doors is a decorative brick panel with concrete corner blocks and the corners of the front elevation have brick pilasters with concrete caps. To the right of the doors is a small bronze plaque identifying the building as the "Latonia Sub-station, Union Light, Heat and Power Company" and a decorative iron fence outlines the perimeter of the front yard. The remaining three elevations are plain except for several small window openings which have also been filled in, and a single metal door is located at the rear elevation. Behind the building are several large pieces of electrical equipment and a small, original brick outbuilding is located at the rear of the property (Photos # 11 & 12).

Formerly the location of a small, nineteenth century commercial structure, this property was purchased in 1926 by the Union, Light, Heat and Power Company, a local utility, for the location of a sub-station. Both buildings have been determined to be contributing because they were present during the period of significance and together form an integral part of the commercial district. Even with the filled-in window openings, the buildings retain their historic integrity in terms of design, materials, feeling and association.

3524 Decoursey Avenue – one noncontributing building, built since 1950 (Photo # 13).

3528 Decoursey Avenue – one noncontributing building, built since 1950 (Photo # 14).

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 7**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 8**

=====

3530 Decoursey Avenue – one contributing building (KECT 9).

This one-story commercial building is built of variegated colored brick with stone trim. It has a flat roof with a stepped, decorative brick parapet above the front elevation and part of the side elevation. The parapet is arched over the canted corner and a carved stone panel bearing the letter "C" is inset over the corner entry doors. A band of three large, commercial windows line Decoursey Avenue and three more matching windows are located on the 36<sup>th</sup> Street elevation, though not in a continuous band. All of the windows are late-twentieth-century bronze colored aluminum but have been sized to the original windows openings. Above the three Decoursey Avenue windows, as well as above the window closest to the entry, along 36<sup>th</sup> Street, are two bands of painted stucco, probably masking the original signage area. Above these bands are several decorative brick and stone panels and a recessed stone band that runs below the parapet. The remainder of the building has little or no decorative detailing. At the rear of the building is another store entrance as well as a large delivery entrance (Photos # 15 & 16).

This distinctive commercial building was built c. 1917 by William Carroll as a grocery store. The property was sold by his widow, Mary, in 1935 to A.B. Dierckes, another Covington grocer. The building continued to be used as grocery/meat market until about 1980. At present, it is an automotive paint store, part of the Kentucky Motor Service complex located next door at 3524 Decoursey. 3530 Decoursey Avenue has been determined to be contributing because it was present during the period of significance as an important merchant along Latonia's Main Street. The building has retained its historic integrity in terms of design, materials, feeling and association.

3600 Decoursey Avenue – one noncontributing building, built since 1950 (Photo # 17).

3601 Decoursey Avenue – one contributing site.

This 96' by 150' lot is currently used as a surface parking lot. Along Decoursey Avenue there is a deep landscaped area with several street trees and a permanent sign reading 'Welcome to Latonia', along 36<sup>th</sup> Street there is a narrower planting strip and two curb cuts accessing the paved parking lot.

For most of the twentieth century, this lot was the undeveloped side yard to the Leucht/Carr House, located immediately to the south, at 3611 Decoursey Avenue. It remained part of the property until it was subdivided and sold to the Kentucky Department of Transportation (current owner) in 1985. The Leucht/Carr House, c. 1909, was built on a 126' by 150' lot that had been previously undeveloped. Built by a prominent Latonia business family, the house was

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 7**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 9**

=====

determined to be a contributing resource in the original Ritte's Corner National Register nomination (1987) as a fine example of early twentieth century Colonial Revival residential architecture. This lot was an integral part of the house's original design and setting, making it readily visible from Decoursey Avenue from the north. Since the lot remains undeveloped, it retains the historical streetscape as well as the historic setting of the house and thus also retains its historic integrity in terms of design (empty lot), feeling and association.

9 East Southern Avenue –two contributing buildings (KECT 10 & 10.1).

This two-story, front-gable unpainted brick building has a commercial space at the front of the first floor and the remainder of the building is a residence. The original storefront has been covered with vertical wood siding with a later wood canopy constructed over the central entry door, but appears to be intact beneath the siding. The attached pair of second story windows on the front elevation has been shuttered closed with appropriate shutters. All of the other original detailing and features of the building are extant, including the one-over-one double-hung windows, metal cornice and box gutter, and the rear clapboard one-story extensions. On the east side of the building is an intact, c.1920, enclosed wood entry porch with multi-paned wood windows and doors. It is evident that 9 E. Southern Avenue has been meticulously maintained throughout its history (Photos # 18 & 19).

This building was constructed c.1903 by Gustave Schickner, a paper carrier, who quickly sold the property to Frank and Raymond Mills in 1904. The Mills brothers operated a news depot and confectionery in the commercial space and lived on the premises. Mills News continued on site until about 1956, when the commercial space was leased to a realtor. Currently the commercial space is used as an office by the present owner, a descendant of the Mills family, who also resides on the premises.

This building has been determined to be contributing because it was present during the period of significance as part of the commercial district and because it has retained its historic integrity in terms of design, materials, feeling and association.

At the rear of the property is a three-bay, early-twentieth-century concrete block garage that housed the newspaper delivery vehicles. It has been determined to be contributing because it was present during the period of significance and it has also retained its historic integrity in terms of design, materials, feeling and association (Photo # 20).

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 7**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 10**

=====

Additional information: The four commercial buildings in the proposed expansion area which have been determined to be noncontributing because they have been built since 1950 (3524, 3528, 3515 and 3600 Decoursey Avenue) may be given further consideration in the future to determine if they would then qualify as contributing buildings. This is especially warranted by 3524 and 3528 Decoursey Avenue, because both are attached commercial structures built to the sidewalk, and thus retain the historic streetscape pattern of the district.

The same examination may include the one-story commercial building, formerly the Rosedale Savings and Loan, located at 20 West Southern Avenue, just outside the district boundary.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 8**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 1**

=====

**Statement of Significance:**

As stated in the original 1987 National Register nomination, the Ritte's Corner Historic District is the historic commercial center of Latonia. It has been the traditional commercial, professional, financial and social core of Latonia, once a separate community, now a neighborhood of the city of Covington (Langsam, 1983). The proposed expansion area was once an integral part of the Latonia commercial district, primarily extending north on Decoursey Avenue, formerly Latonia's Main Street, although modern construction and a signalized railroad crossing have seemingly separated it physically from the existing National Register District.

The district was originally nominated under Criterion A with the areas of significance being Commerce and Transportation; both areas of significance apply to the proposed expansion. The expansion area represents a collection of commercial and residential structures, punctuated with historic open spaces, along two of the community's principal commercial thoroughfares, evidence of an extended period of development from c.1880 to c.1950. Criterion C, also named within the original nomination, applies to the proposed expansion because of several commercial buildings that are relatively intact examples of period commercial architecture as well as a grouping of other contributing structures that are 'a significant and distinguishable entity whose components may lack individual distinction'. These buildings, when considered as a whole, provide the urban fabric associated with a commercial main street.

The period of significance for the development of Latonia's commercial district, locally known as Ritte's Corner, begins c.1880, about the time the Latonia Race Track was being developed, and ends c.1950. Ten years have been added at the end of the original nomination's period of significance, representing the ongoing commercial importance of the district after 1940. This commercial vitality has continued since 1950, but late-twentieth century developments will not be included within the nomination. Significant dates in the history of the district are 1883, the opening of the Latonia Race Track, 1894, the year the electric streetcar system was completed along Decoursey Avenue (Main Street) and 1939, the year the racetrack closed.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 8**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 2**

=====

**History of Latonia**

The area including present day Latonia was part of an approximately 500-acre tract of land conveyed to General James Taylor for payment of military services during the French and Indian Wars (Blakely, 1952). By 1841, Taylor had deeded 363 acres to his daughter, Jane Williamson, and by 1857, Williamson and others had laid out the subdivisions that formed much of South Covington, the early name for Latonia. The earliest known detailed map of the area, a county-wide atlas from 1883, shows sparse development, only one or two buildings per block along Decoursey Avenue (then Taylor Mill Road or Taylor Avenue) and none along East Southern Avenue. Of note, this 1883 map indicates two railroad lines traversing the community as well as the outline of a horse track to the south; both were to be major influences on the development of the area. The Kentucky Central Railroad linked Covington to the Bluegrass area in 1853, and the Louisville Shortline, later the Louisville, Cincinnati and Lexington Railroad, was completed in 1868 (Langsam, 1987) (see Maps 1 & 2). The concentration of railroads spurred industrial development in the South Covington area, especially along the Licking River to the east, and the racetrack, which opened in 1883, was responsible for the residential and commercial boon of the area between 1883 and 1940.

In 1882, the Latonia Agricultural and Stock Association purchased 109 acres from the Taylor estate and on June 9, 1883 the Latonia Race Track opened to a crowd of 8,000 spectators. By 1887, daily attendance had reached 15,000. The racetrack remained successful throughout the nineteenth and into the early twentieth century, and was considered one of the country's premier horse racing venues, competing with Churchill Downs in terms of the quality of horses, purses and major races (Claypool, 1998). The racetrack and its owners chose the name Latonia from a nearby springs and resort hotel, so important did the track become to the identity of the area that ultimately the surrounding community would take on its name, officially in 1896. Before then, the area had been known as both South Covington and Milldale, but neither were official designations.

The success of the racetrack also had a direct impact on the both the commercial and residential development of the community. In 1883, the population of Milldale was c.700 and buildings were sparse (see Map 2). By 1896, the population had risen to about 1500 (Claypool, 1998) and Taylor Avenue (later Main Street and now Decoursey Avenue) was being developed as a commercial strip, with the streetcar tracks running down its length. The 1909 Sanborn Insurance

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 8**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 3**

=====

Map indicates 26 stores/businesses and 15 residences along the three blocks of Main Street from Ritte's Corner north to Boone Street (now 34<sup>th</sup> Street). The density of the development was relatively consistent throughout the length of Main Street north of Ritte's Corner, including the blocks within the proposed expansion area. 14 of the 26 stores/businesses and 8 of the 15 residences are located within the proposed expansion (see Map 3). The 1909 city directory lists several businesses in the expansion area that probably catered directly to the racetrack crowds. These include the saloons at 3428, 3429 and 3508 Decoursey Avenue. Other businesses listed in the area, however, were more typical of the commercial development necessary to support a thriving residential community, such as the plumber at 3424 Decoursey, the physician at 3502 Decoursey, the barber shop at 3506 Decoursey and the newsstand, confectionery and tobacconist at 9 East Southern Avenue.

Review of the 1936 Sanborn Insurance Map (see Map 4) and concurrent city directories reveal more of the same types of businesses almost thirty years later. 3428 and 3508 Decoursey were restaurant/café's, 3424 and 3506 were barbershops, 3502 Decoursey was a shoe repair shop, 3429 Decoursey had become a Pentecostal Mission and 9 East Southern Avenue remained a newsstand.

The racetrack's popularity had begun to wane after the First World War and the Depression of the 1930s contributed to its closing in 1939. Certainly, the community suffered an economic blow with the track's demise, but it had developed into a populous residential area, independent of the track. Latonia continued to grow, especially after the Second World War, and its main street, now named Decoursey Avenue, continued to thrive, as is evidenced by new commercial construction during the 1950s, 1960s and 1970s. Today, many businesses remain along Decoursey Avenue, however, this urban commercial district has suffered some commercial flight, especially in the proposed expansion area. Historic Rehabilitation Tax Credits have been utilized by several property owners within the original district, and it is hoped that the same incentives will instill redevelopment and rehabilitation within the expansion area.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 8**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 4**

=====

**Integrity considerations of the proposed expansion area**

Of the twenty-one resources within the proposed expansion area, fifteen are considered to be contributing because, as a whole, they have retained physical and associative characteristics that resulted from the commercial nature of the original district within the period of significance. Four buildings and one garage have been determined to be noncontributing because they have not yet reached the fifty-year consideration for historic integrity and one building has been determined to be noncontributing because it has lost its historic integrity.

**Summary**

When studied simply in plan, the area along Decoursey Avenue within the proposed district expansion can appear to be isolated and distinct from the existing district primarily because of vacant lots and non-contextual mid- and late-twentieth-century commercial structures. It is important to note, however, that the vacant lot at 3601 Decoursey Avenue and the open space of the railroad right-of-way have historically been undeveloped land and that this portion of Latonia's historic commercial district was never densely built up. Freestanding buildings and open spaces were part of the historical streetscape, not unlike many small town commercial areas (see Maps 3 & 4). When viewed in photographs along the length of Decoursey Avenue this apparent distinction disappears (see Photos # 21, 22, & 23). The straight line of the avenue and the flat topography allow the expansion area to be viewed as what it historically was, an incorporated part of Latonia's commercial Main Street, continuous in scale and function (compare Photos # 24 & 25).

Although much of the architecture of the proposed expansion area is modest and often altered, the area does contain several relatively intact examples of late-nineteenth-century commercial architecture (3424, 3506 and 3508 Decoursey Avenue). The early-twentieth-century architectural detailing of the utility sub-station at 3520 Decoursey Avenue represents a commitment to the community by the local power company and the fine commercial example of early-twentieth-century revival architecture at 3530 Decoursey Avenue is remarkably intact. These distinct buildings, in combination with the other structures of the proposed expansion area, built both during and after the period of significance, stand as evidence of a continuously changing and vital community commercial district.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 9**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 1**

=====

**Major Bibliographical Sources**

An Atlas of Boone, Kenton and Campbell Counties, Kentucky. Philadelphia: D. J. Lake & Company, 1883.

Blakely, John R. "Old Latonia, Gone but not Forgotten". Christopher Gist Society Papers. Covington, 1952.

Claypool, James C. "Old Latonia Race Track (1883-1939)". Northern Kentucky Heritage, VI:1. Covington: 1998.

Covington City Directory. Covington: Williams Printing Company, various years.

Kenton County Registrar of Deeds. Kenton County Deed Books. Covington: Kenton County Clerk, various years.

Langsam, Walter. Ritte's Corner National Register Nomination. Covington: City of Covington, 1983.

Lietzenmeyer, Karl. "The Last Mayor of Latonia, Kentucky". Northern Kentucky Heritage, II:1. Covington: 1994.

Sanborn Fire Insurance Company. Map of Covington, Kentucky. New York: Chadwick-Healey and Company, 1894, 1909, 1939, 1953.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 10**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 1**

=====

**Verbal Boundary Description**

See enclosed Map 5 that indicates proposed boundary expansion in heavy black lines.

**Verbal Boundary Justification**

Most of the area included in the proposed district boundary increase encompasses all of the blocks along Decoursey Avenue (formerly Main Street), north of the present district, which have been determined to have been an integral part of the traditional Latonia commercial district during the period of significance. Also included is a single commercial property along East Southern Avenue immediately adjacent to the existing boundary, this property was overlooked in the original nomination but, in fact, was a commercial structure during the period of significance.

The 1983 Ritte's Corner National Register nomination's northern boundary was located within the 3600 block of Decoursey Avenue. The decision not to go further north along Decoursey was probably made due to the vacant lot and the existence of several mid- and late-twentieth-century commercial buildings immediately north of the original district boundary. The location of a signalized railroad crossing between the 3500 and 3600 blocks of Decoursey Avenue may also have been a factor in the determination of the original district boundary. Whatever the reasons for the placement of the original district boundary, several blocks of Latonia's late-nineteenth and early-twentieth-century commercial district were excluded as was an integral part of an included property. Examination of the 1909 and 1936 Sanborn Insurance Maps reveals a continuous strip of mixed commercial/residential development along Decoursey Avenue as far north as 34<sup>th</sup> Street, beyond that point, residential development prevailed. Therefore, the Verbal Boundary Description from the 1983 nomination was inaccurate in stating that "buildings outside the district boundaries are modern structures or part of residential areas".

The proposed district expansion includes all of the properties north of the present district along Decoursey Avenue, including lots without buildings, post-1950 buildings, and the railroad track and right-of-way, because together they form a single entity: the historic Latonia commercial district. One lot, 3601 Decoursey Avenue, currently used as a public parking lot, never had a structure on it, but it was the side yard of 3611 Decoursey Avenue, a contributing residential

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 10**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 2**

=====

building in the original nomination, and thus integral to its historic setting. The reasons for the exclusion of 15 East Southern Avenue from the original district nomination cannot be determined. Immediately adjacent to the existing district on the south side of East Southern Avenue, the building was constructed at the turn of the twentieth century as a commercial/residential structure, it has maintained its historic and architectural integrity despite the inappropriate wood siding covering the original storefront. The current owner has requested to be included in the district; this request was the impetus for the reexamination of the entire district boundaries.

Circumventing undeveloped lots and post-1950 buildings would result in a discontinuous district, contradicting the concept of a unified area. The proposed district boundaries present a more comprehensive picture of the entire historic commercial district of Latonia, especially its former Main Street, during the district's Period of Significance, c. 1880 to c. 1950.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 11**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 1**

**Additional Documentation:**

All photographs were taken by Alexandra Kornilowicz-Weldon in July, 2000. The negatives are on file at the City of Covington, Economic Development Department, 638 Madison Avenue, Covington, KY 41011.

**Property Owner Information:**

**3424 Decoursey Avenue** William & Marilyn Dehlinger  
3202 Madison Pike  
Ft. Mitchell, KY 41017-9660

**3426/28 Decoursey Avenue** Thomas & Sandra Batton  
3426/28 Decoursey Avenue  
Covington, KY 41015-1237

**3433 Decoursey Avenue** William & Veronica Robinson  
3433 Decoursey Avenue  
Covington, KY 41015-1236

**3435 Decoursey Avenue** Edward & Glenna Watson  
3435 Decoursey Avenue  
Covington, KY 41015-1236

**3439 Decoursey Avenue** Clifford & Robin Fryman  
3439 Decoursey Avenue  
Covington, KY 41015-1236

**3502 Decoursey Avenue** Michael P. & John V. Cady, Jr.  
517 Clayridge Road  
Alexandria, KY 41001-9747

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Number 11**

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

**Page 2**

=====

<b>3506 Decoursey Avenue</b>	Lawrence & Frederick Wischer & Anna Kelly c/o Fred Wischer 72 Circle Drive Florence, KY 41042-2434
------------------------------	---

<b>3508 Decoursey Avenue</b>	-same-
------------------------------	--------

<b>3515 Decoursey Avenue</b>	First Federal Savings and Loan c/o Huntington Bank Inc. HC0622 41 South High Street Bernard Carson Columbus, Ohio 43215-1558
------------------------------	--

<b>3520 Decoursey Avenue</b>	Union Light, Heat and Power Company 3520 Decoursey Avenue Covington, KY 41015
------------------------------	---

<b>3524 Decoursey Avenue</b>	KY Motor Service North, Inc. PO Box 14240 Cincinnati, Ohio 45250
------------------------------	--

<b>3528 Decoursey Avenue</b>	-same-
------------------------------	--------

<b>3530 Decoursey Avenue</b>	-same-
------------------------------	--------

<b>3600 Decoursey Avenue</b>	Elizabeth R. Ellis 105 Iris Road Fort Mitchell, KY 41011-2612
------------------------------	---

<b>3601 Decoursey Avenue</b>	Department of Transportation Commonwealth of Kentucky Frankfort, Kentucky
------------------------------	---



# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

**Ritte's Corner Historic District, Latonia  
(Boundary Increase)  
Kenton County, Kentucky**

Page 3

**9 East Southern Avenue**      David F. Surber  
9 E. Southern Avenue  
Covington, KY 41015-1477

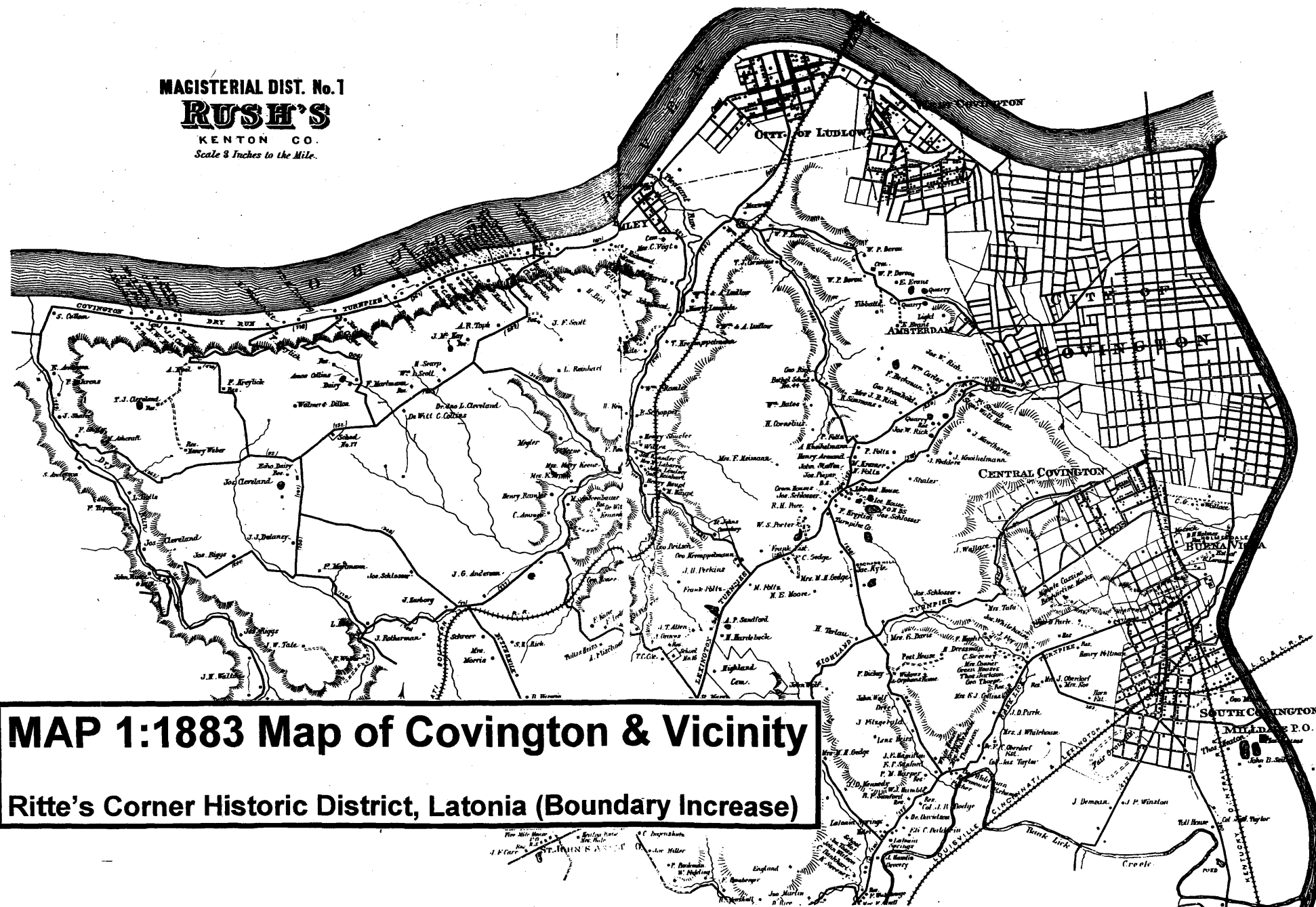
**CSX Railroad Property**      John F. Wedemeyer, Regional Manager  
CSX Real Property  
100 North Charles Street, Suite 200  
Baltimore MD 21201-3814

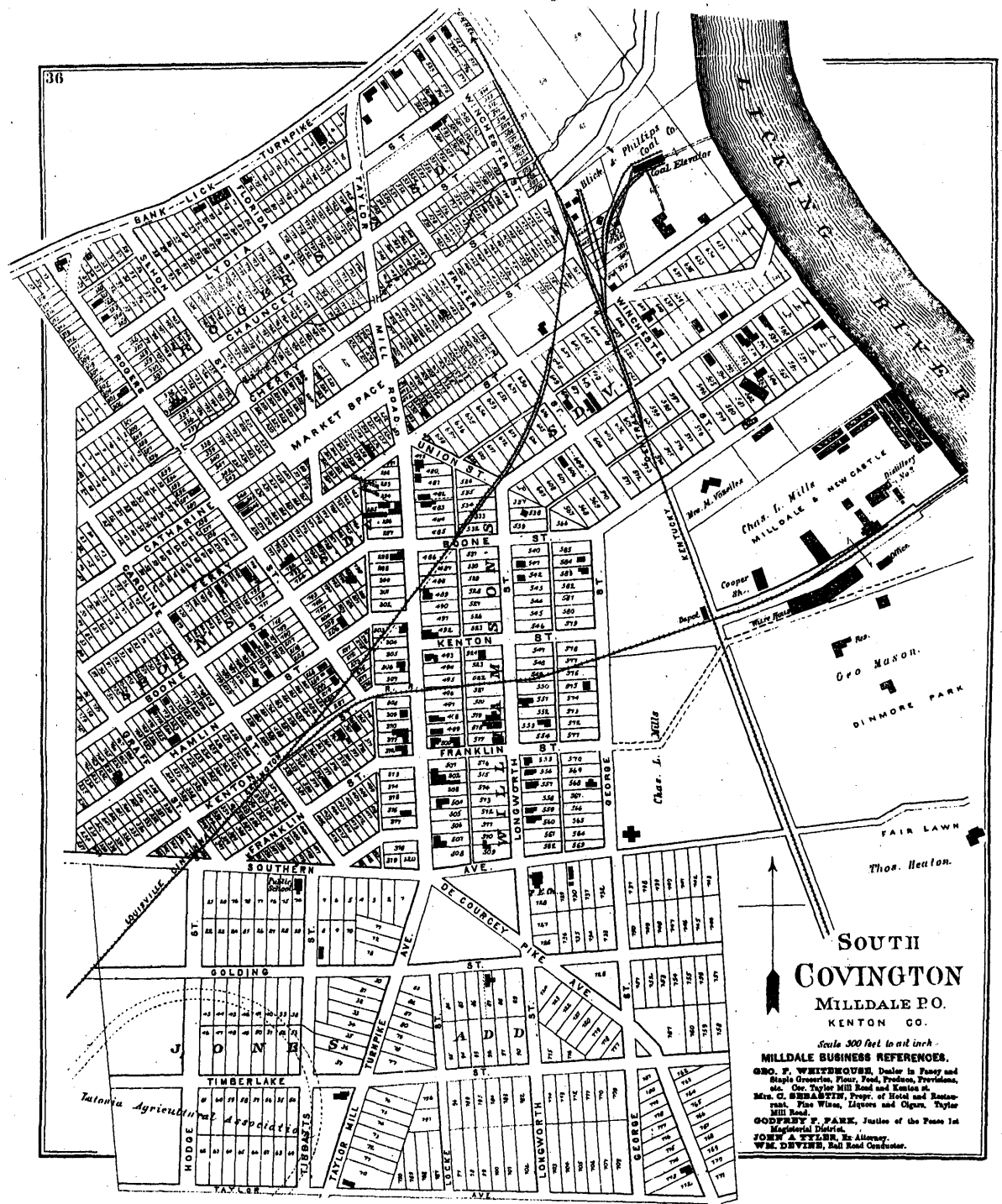
MAGISTERIAL DIST. No. 1

**RUSH'S**

KENTON CO.

Scale 3 Inches to the Mile.



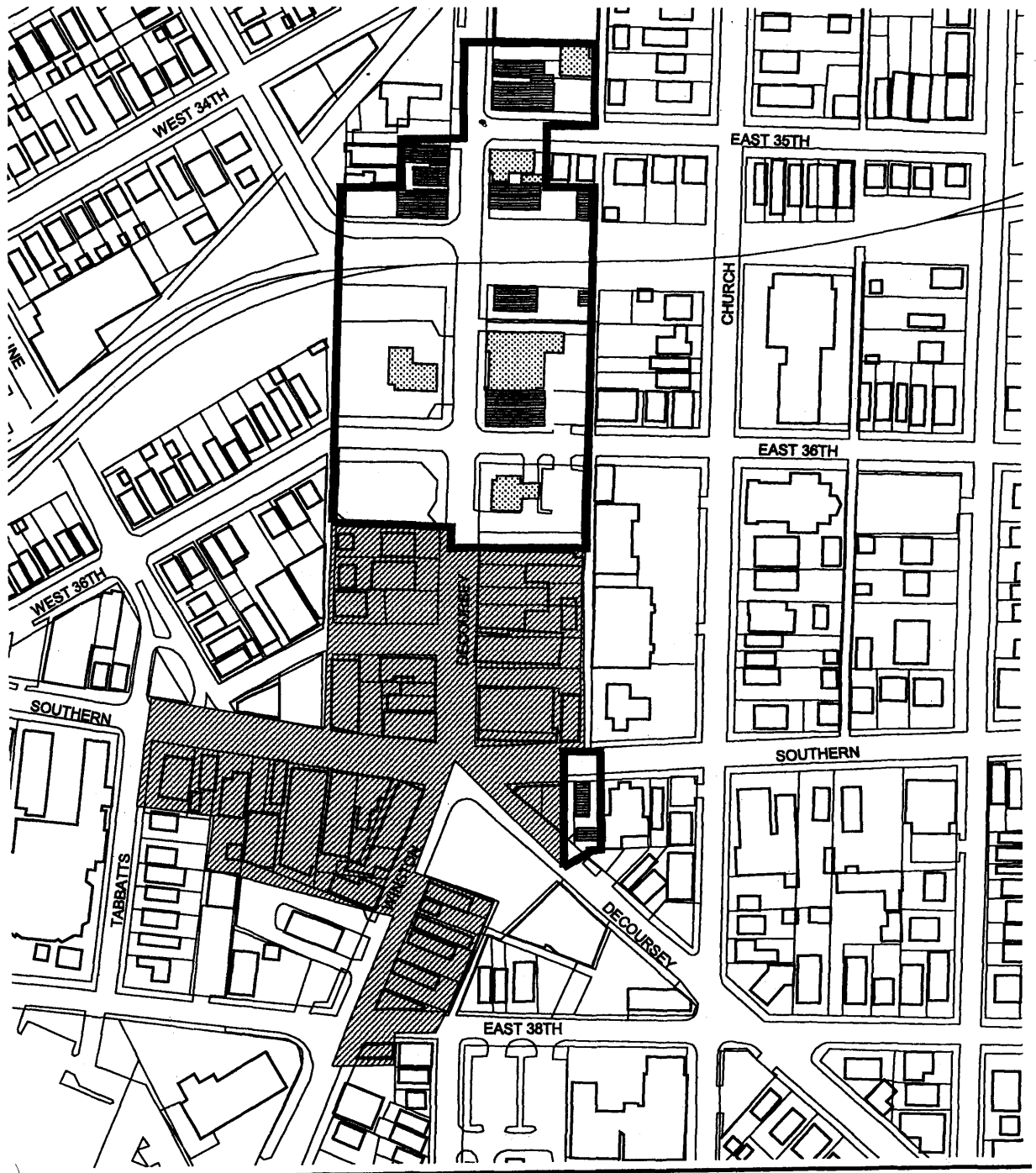









## MAP 2: 1883 Map of South Covington

Ritte's Corner Historic District, Latonia (Boundary Increase)

# MAP 5

## Ritte's Corner Historic District, (Latonia Boundary Increase)



-  Proposed Ritte's Corner Historic District, Latonia Boundary Increase.
-  Non-Contributing Structures
-  Contributing Structures
-  Parcels
-  Railways
-  Buildings
-  Ritte's Corner existing boundary



1:247

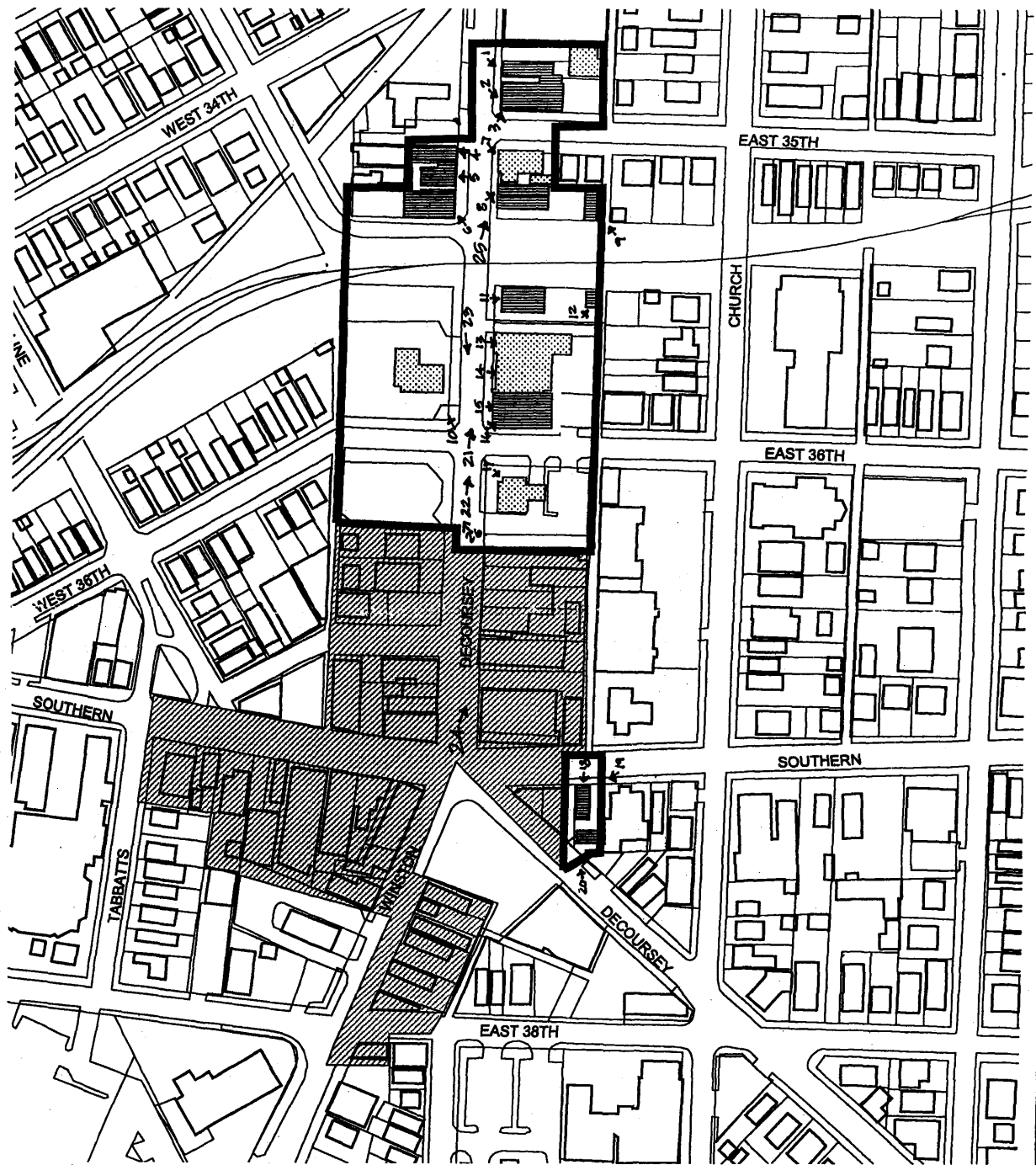









CITY OF COVINGTON  
ENGINEERING DEPARTMENT  
200 MARKET STREET, COVINGTON KY, 41011  
PHONE (502) 233-2172  
FAX (502) 233-2172

THIS MAP IS A REPRODUCTION OF A MAP  
PREPARED BY THE CITY OF COVINGTON  
ENGINEERING DEPARTMENT  
AND IS NOT TO BE USED FOR ANY OTHER  
PURPOSE WITHOUT THE WRITTEN  
CONSENT OF THE CITY OF COVINGTON

# MAP 6 : PHOTO KEY

Ritte's Corner Historic District, Latonia Boundary Increase



-  Proposed Ritte's Corner Historic District, Latonia Boundary Increase
-  Non-Contributing Structures
-  Contributing Structures
-  Parcels
-  Railways
-  Buildings
-  Ritte's Corner existing boundary



1:247



CITY OF COVINGTON  
ENGINEERING DEPARTMENT  
800 HARRISON AVENUE, COVINGTON KY, 41011  
PHONE (502) 586-2515  
FAX (502) 586-2516

THIS MAP WAS PREPARED BY THE CITY OF COVINGTON ENGINEERING DEPARTMENT. IT IS THE PROPERTY OF THE CITY OF COVINGTON AND IS LOANED TO YOU. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CITY OF COVINGTON ENGINEERING DEPARTMENT.